



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
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Date: July 7, 2006

DECISIONS OF THE JULY 6, 2006 ZBA PUBLIC HEARING AND BUSINESS MEETING

PUBLIC HEARING AGENDA

1. Case #78-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to consolidate adjacent lots and resubdivide into five parcels; creating parcels 2 & 3 with no street frontage and seeks a **variance** from Section 6.02 Lot frontage (parcels 2 & 3) of the Z.O. and RSA 674:41 “Erection of Buildings”, District R-2, as per plans submitted April 4, 2006 at **23 & 41 Jewett St. - Tabled**
2. Case #94-ZO-2006 – Chad Corbin (Agent) proposes to maintain existing parking and create additional parking and seeks **variances** from Sections 10.02 (F) Business parking in a residential district, 10.03 (D) Accessible Spaces, 10.07 (G) parking landscaping, 10.07 (J) 4 parking screening, 10.08 (C) driveway width and 10.09 (B) parking setbacks of the Z.O., District R-3, as per plans submitted May 8, 2006 at **607 Chestnut St. – Granted w/stip.: Parking Spaces #20 & #21 to be merged to create handicap accessible parking. Solid Landscape screening along east side of property, along parking spaces #22 through #25.**
3. Case #95-ZO-2006 – Edward Theriault (Agent) proposes to build a 27’ x 20’ x 6’ one-story addition in front yard and a 10’ x 15’-4” one-story addition in side yard and seeks **variances** from Sections 10.06 (A) parking layout, 10.06 (B) Accessible spaces, 10.07 (G) parking landscaping and 10.09 (A) parking setbacks of the Z.O., District B-1, as per plans submitted May 9, 2006 at **293 So. Main St. - Granted**
4. Case #96-ZO-2006 – **584-624 Willow St.** – Tabled Subsequent Application – To be addressed at the Business Meeting.
5. Case #97-ZO-2006 – Stephan Parks (Agent) proposes to maintain a single-family home and consolidate two adjacent tracts to create a buildable lot and seeks **variances** from Sections 11.04 (D) 2 (d) non-conforming lots; 6.07 lot frontage, lot width and side yard setback (Lot 21) and 6.07 (lot frontage and lot width (Lot 20) of the Z.O., District R-1B, as per plans submitted May 26, 2006 at **647 Front St. - Granted**
6. Case #98-ZO-2006 – Attorney Charles Cleary (Agent) proposes to consolidate lots and subdivide to create four buildable lots on an unimproved, unaccepted way and seeks **variances** from Section 6.02 lot frontage (for four lots) of the Z.O., District R-1A, as per plans submitted May 25, 2006 at **401 Eve St. - Tabled**

7. Case #99-ZO-2006 – Stephen Parker (Agent) proposes to continue construction of an accessory dwelling unit in basement of a single-family home and seeks a **special exception** from Section 5.11 (L) 1 Residential Accessory Dwelling Unit and a **variance** from Section 8.21 (C) two bedrooms over 600 sq. ft. of the Z.O., District RS, as per plans submitted May 18, 2006 at **96 So. Ridge Rd. – Granted w/stip: Never to be converted to a 2-family dwelling; for family only.**
8. Case #100-ZO-2006 – Sharyn Kelley (Agent) proposes to subdivide lot containing two principal structures, at lot 9A, maintain 3-family dwelling; at lot 9, maintain single family dwelling and seeks **variances** from Sections 6.07 lot area, lot frontage, lot width, rear yard setback and 10.03 (B) number of parking spaces for Lot 9 and 6.07 lot area, lot frontage, lot width and 10.09 (B) number of parking spaces for Lot 9A of the Z.O., District R-2, as per plans submitted May 26, 2006 at **74 Milford St. – Granted**
9. Case #101-ZO-2006 – Colin Churchill (Owner) proposes to maintain an 8' x 14' rear deck and driveway extension and seeks **variances** from Sections 6.07 rear yard setback and 10.09 (B) parking setbacks of the Z.O., District R-1B, as per plans submitted May 24, 2006 at **257 Charlotte St. - Granted**
10. Case #102-ZO-2006 – Cecile Dubois (Owner) proposes to build a 10' x 22' addition to existing 1-stall garage and maintain rear 3-season porch and seeks **variances** from Section 6.07 (3 counts) side and rear yard setbacks of the Z.O., District R-1B, as per plans submitted May 24, 2006 at **865 Leyte St. - Granted**
11. Case #103-ZO-2006 – Charles Metrakos (Owner) proposes to maintain third dwelling unit on second floor and parking and seeks variances from Sections 5.10 (A) 6 multifamily, 10.03 (D) accessible spaces, 10.07 (D) parking maneuvering and 10.09 (B) parking setbacks of the Z.O., District R-1B, as per plans submitted May 23, 2006 at **608 Lowell St. - Granted**
12. Case #104-ZO-2006 – Leon Roger Austin (Owner) proposes to build a 6' x 18' porch and seeks a **variance** from Section 6.07 front yard setback of the Z.O., District R-2, as per plans submitted May 26, 2006 at **19 Ainsworth Ave. – Granted w/ stip.: Front stairs to be eliminated; will use side stairs towards driveway.**
13. Case #105-ZO-2006 – Gary Duhaime (Owner) proposes to add a 10' x 24' bay to existing 2-stall garage with a 34' x 24' accessory dwelling unit above and seeks a **special exception** from Section 5.11 (L) 1 Accessory Dwelling Unit and **variances** from Section 6.07 front yard setback and 8.21 (C) maximum gross floor area and (F) interconnecting door of the Z.O., District R-1A, as per plans submitted June 12, 2006 at **31 Flagstone Terrace. – Granted w/stip.: Never to be converted to a 2-family; for family only.**
14. Case #106-ZO-2006 – Lawrence Dunn (Owner) proposes to establish new front yard parking and seeks **variances** from Sections 10.03 (D) Accessible spaces, 10.07 (D) parking maneuvering, 10.07 (G) parking landscaping, 10.07 (J) (1) parking bumpers, 10.08 (A, B) driveway location, 10.08 (C) driveway width and 10.09 (B) parking setbacks of the Z.O., District R-3, as per plans submitted June 8, 2006 at **90 Orange St. Granted**
15. Case #107-ZO-2006 - Cecile Minnoch (Owner) proposes to maintain existing driveway and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., District R-1B, as per plans submitted June 19, 2006 at **1354 Hall St. - Granted**

16. Case #108-ZO-2006 - Paul Mazaika (Owner) proposes to erect a 10' x 12' shed in street yard and seeks a **variance** from Section 8.24 (A) Accessory Structures of the Z.O., District R-1B, as per plans submitted June 8, 2006 at **295 Lovering St. - Granted**
17. Case #109-ZO-2006 – Jason Favreau (Owner) proposes to build an 18' x 38', 3-story addition, 12' x 25' deck, a 6' x 20' and a 6' x 14' L-shaped porch and seeks **variances** from Sections 6.07 (4 counts) front, side and rear yard setbacks and height in stories of the Z.O., District R-1B, as per plans submitted June 7, 2006 at **208 Mystic St. - Granted**
18. Case #110-ZO-2006 – Paul Gingues (Owner) proposes to maintain parking and retaining wall and seeks **variances** from Sections 8.22 (B & D) retaining wall and 10.09 (B) parking setbacks of the Z.O., District R-1B, as per plans submitted June 8, 2006 at **195 Greenwood Court. - Granted**
19. Case #111-ZO-2006 – Todd Wallace (Agent) proposes to remove deck and replace with a 20' x 22' two-story addition with a 10' x 6' covered deck, maintain parking and seeks **variances** from Sections 6.07 side yard setback and 10.09 (B) parking setbacks of the Z.O., District R1B, as per plans submitted June 13, 2006, at **117 Medford St. - Granted**
20. Case #112-ZO-2006 – Andy LaVallee (Agent) proposes to demolish carport and build a 26' x 32', 2-story addition for two dwelling units and seeks **variances** from Sections 5.10 (A) 6 Multifamily (3 units) and 10.09 (B) parking setbacks of the Z.O., District R-2, as per plans submitted June 21, 2006 at **390 So. Main St. - Denied**
21. Case #113-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to maintain existing porch and seeks an **Equitable Waiver of Dimensional Requirements** from Section 6.07 rear yard setback of the Z.O., District R-1A, as per plans submitted June 5, 2006 at **21 William Gannon Rd. - Granted**
22. Case #114-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to maintain a 10'-6" x 18' pergola attached to home and maintain existing porch and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., District R-1A, as per plans submitted June 9, 2006 at **21 William Gannon Rd. Pergola and canvas top approved (variance to maintain porch is not required).**

BUSINESS MEETING

Request for Rehearing:

Case # 69-ZO-2006 – **17 Cedar St.** (AA to use property for parking of motor vehicles) **Denied**

Subsequent Application:

Case #96-ZO-2006 – **584-624 Willow St.** (var. – utilize vacant adjacent parcels as temporary parking for event purposes) **Denied**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file for a Rehearing within 30 days.